Agenda Item #1

Temporary Stationing of BCT's

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Army Relocatable Buildings

Purpose

To Provide Information On The Army Relocatable Building Program

- Overview
- Authorities
- Process
- Comparison to MILCON
- Way Ahead

Army Relocatable Buildings

Program Overview

- **Relocatable Buildings**
  - Readily erected / disassembled buildings used to fulfill an interim, urgent facility requirement, for transitory peak military missions, deployments, contingency operations, disaster relief, or pending MCA project
  - Normally used for less than 3 years
  - Accounted for as Personal Property/ Equipment, not as Real Property, obtained using OPA or OMA under equipment rules
  - Disassembly, repackaging, non-recoverable building parts, including foundations, can not exceed 20 percent of relocatable building cost

Army Relocatable Buildings

Program Overview

- **Sites** for Relocatable Buildings are Real property
  - Follow Military Construction rules for site prep
    - **MCA or UMMCA**
- **Temporary Buildings**
  - These are not Relocatable Buildings
  - Classified as Real Property
    - **Butler Buildings, WWII Wood, etc**.
- **Modular / Pre-engineered / Expedient / Pre-fabricated**
  - Types of construction – obtained using construction rules (MCA)
  - Real Property – can be permanent, semi-permanent, or temporary facilities

Army Relocatable Buildings

Controlling Authorities

- **Army Policy:** Interim Army Policy for Relocatable Buildings issued 21 Oct 2004 (change to Army Regulation 420-18, Chapter 5). Update to be published in Army Regulation 420-1, Facilities Engineering, in March 2006. – Defines relocatables, sets approval process, specifies economic analysis and other requirements.
- **OSD Guidance:** DOD Instruction 4165.56, Relocatable Buildings, dated 13 April 1988
- **Other Policies**:
  - OMB Circular A-11(operating versus capital lease)
  - DFAS 37-100-xx (expense – investment thresholds for purchases)
- **Site Preparation** is **real property** construction as specified by AR415-15 and becomes MILCON and requires Congressional approval if over $750K.

Army Relocatable Buildings

Process

- **Request to DASA(I&H) for Approval**
- **Specifies required duration: normally < 3 yrs; no longer than 7 years**
- **No other facility options are viable**
  - **Existing space on post, Off-post facilities, etc**
- **Economic analysis determines funding requirements**
  - **Lease versus buy**
  - **Validates 20% rule to meet Relocatable Building definition**
  - **Confirms purchase cost (OMA < $250K ea < OPA)**
  - **Confirms operating (OMA) versus capital (OPA) lease**
  - **Identifies all associated costs**
    - **Assembly, disassembly, restoration of site, SRM requirements, etc**
- **Site preparation approved as real property construction**
  - **MCA, UMMCA, OMA → IAW appropriate project approval process/congressional authorization**
- **Must have an exit plan**
- **Supported by a legal review**

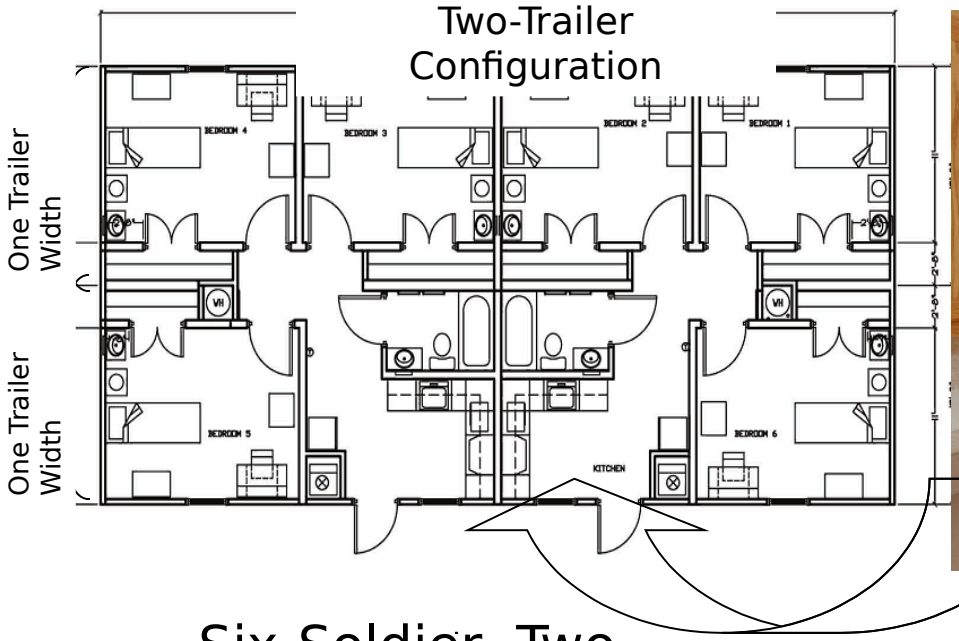
Army Relocatable Buildings

Construction Process ~ Barracks

From decision to build, to project approval, to site prep and construction, to occupied barracks complex, average time is **6 – 8 months**.

Army Relocatable Buildings

Barracks

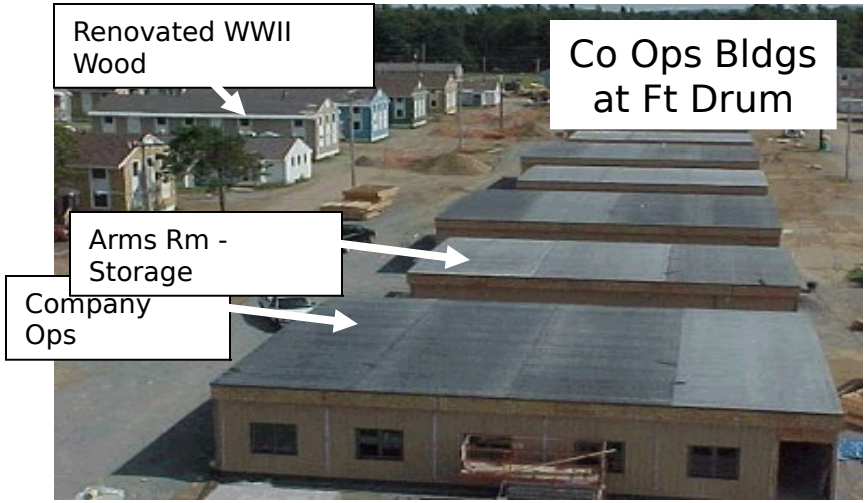


Six-Soldier, Two-Trailer, Single Relocatable Barracks Building

Kitchenette Area Of A 1+1+1 Relocatable Barracks Building (3 Soldiers Share Common Area)

Army Relocatable Buildings

Administrative Buildings



HQs Bldgs at Ft Campbell (on old parking lot)

Army Relocatable Buildings

Maintenance Buildings

Army Relocatable Buildings

Comparing Construction Methods
Company Operations Facilities

Traditional MILCON

Company Operations Facilities

$154/SF (OSD Unit Cost)
Type I or II construction methods
67 Year recapitalization
Rigid construction both exterior and interior
Full space allocation

Industry Standard

Company Operations Facilities

$125/SF (estimated cost based on projected MILCON Transformation Savings)
All Type Construction
25 Year Recapitalization
Open, multi-purpose construction
Full space allocation

Relocatable Buildings

Company Operations Facilities

$95/SF (actual purchase cost at Ft Drum)
Connected Trailer Construction
50% of standard space allocation
Max 6 to 7 year life, then replaced with permanent construction

Army Relocatable Buildings

Comparing Construction Methods

	Traditional MILCON Relocatable Bldg	Industry Standard	
Bde/Bn HQ			
	$155/sqft	$130/sqft	$95/sqft @ 50% space
Maint Facility			
	$159/sqft	$ 62/sqft	$150/sqft

Army Relocatable Buildings

Way Ahead

- **Use only as a last resort when no other facility solutions are viable**
- **Program permanent facility replacements**
- **Remove relocatables immediately**
  - **On expiration of lease**
  - **Completion of peak military mission**
  - **Immediately on beneficial occupancy of MCA-built facilities**
- **Ensure all relocatable actions comply with statute and policy regarding equipment procurement and real property site prep rules**

Army Relocatable Buildings

SNAFU

- A recent OGC opinion on relocatable buildings determined that site preparation (infrastructure and utilities) in support of a unit move or unit stationing action on an installation should be a considered a single undertaking.
- This results in all related site preparation costs for relocatable buildings on an installation be rolled together
  - A single project approval
  - MILCON, rather than OMA, funding
- DASA(IH) / HQ USACE / OACSIM to work with

Army Relocatable Buildings

SNAFU

- **This new opinion impacts relocatable building projects for unit moves at:**
  - **Ft Riley**
  - **Ft Carson**
  - **Ft Lewis**
  - **Ft Leonard Wood**
  - **Ft Bragg**
  - **Ft Sill**
  - **Schofield Barracks**

Temporary Stationing

IT Funding

- **FY05 Supplemental included $50M for IT Infrastructure**
- **The same was requested for FY06**
  - **FY06 was to include $500M for Army Transformation**

Temporary Stationing

IT Funding

- Relocatables should be coming pre-wired for phone & LAN
- DOIM's should be aware when installation is using relocatables for an interim solution
  - Be involved in RFP process
  - Be involved in any reviews
  - USACE runs mot of these contracts

Temporary Stationing

- **Questions**
- **Comments**
- **Discussions**
- **MILCON Transformation – RFP ??**